

PETITION FOR ZONING VARIANCE 85-119-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (208.3 and 301.1) to permit a side setback of 4 feet in lieu of the required 74 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

INABILITY TO CONSTRUCT ADEQUATE SIDE CRAPPOST

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
County for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of November, 1984, at 9:45 o'clock A.M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of September, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Hugh W. Hetzer, et ux
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Hugh W. Hetzer
209 Homevale Road
Reisterstown, Maryland 21136

RE: Case No. 85-119-A (Item No. 58)
Petitioner - Hugh W. Hetzer, et ux
Variance Petition

Dear Mr. & Mrs. Hetzer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

October 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #58 (1984-1985)
Property Owner: Hugh W. Hetzer, et ux
S/S Homevale Rd. 100' W. from centerline
Naso Rd.
Acres: 70 x 150
District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the past submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

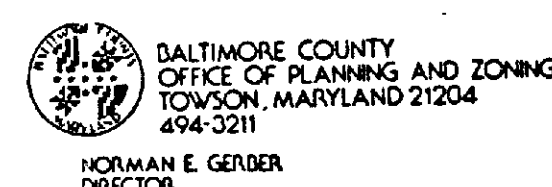
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James M. Harkle, P.E., Chief
Bureau of Public Services

JAM:EAM:PHO:88



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

KORWAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9-11-84
Item # 58
Property Owner: Hugh W. Hetzer, et ux
Location: S/S Homevale Rd.
W of Naso Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Expense A. Boker
Chief, Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 57, 58, 60, 61, 62, 63, and 64 ZAC- Meeting of September 11, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 57, 58, 60, 61, 62, 63, and 64.

NSP/cam



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Hugh W. Hetzer, et ux

Location: S/S Homevale Rd. 100' W. from c/l Naso Road

Item No. 58

Zoning Agenda: Meeting of 9/11/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1978 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: _____ Noted and Approved: George M. Hagonoff
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

ORDER RECEIVED FOR FILING

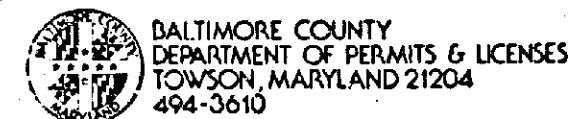
DATE *November 16, 1984*
BY *Mary Campbell (clerk)*
BALTIMORE COUNTY

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *20th* day of *November*, 19*84*, that the herein Petition for Variance(s) to permit a side yard setback of 4 feet in lieu of the required 7 1/2 feet for the expressed purpose of constructing a carport and storage shed, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Water run-off for the proposed carport and shed shall be directed away from the adjoining property.

Jean M.H. Jung
Deputy Zoning Commissioner
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
(410) 386-3000

September 20, 1984

TO: DALE, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 58 Zoning Advisory Committee Meeting are as follows:

Property Owner: Hugh W. Hetzer, et ux
Location: S/S Homevale Road 100' W. from c/l Naso Road
Existing Zoning: S-5
Proposed Zoning: Variance to permit side yard setback of 4' in lieu of the required 7 1/2'.

Address: 70 x 150
District: 4th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~and other applicable codes and regulations~~ and other applicable codes.
- A building/ ~~other~~ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s ~~401~~.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

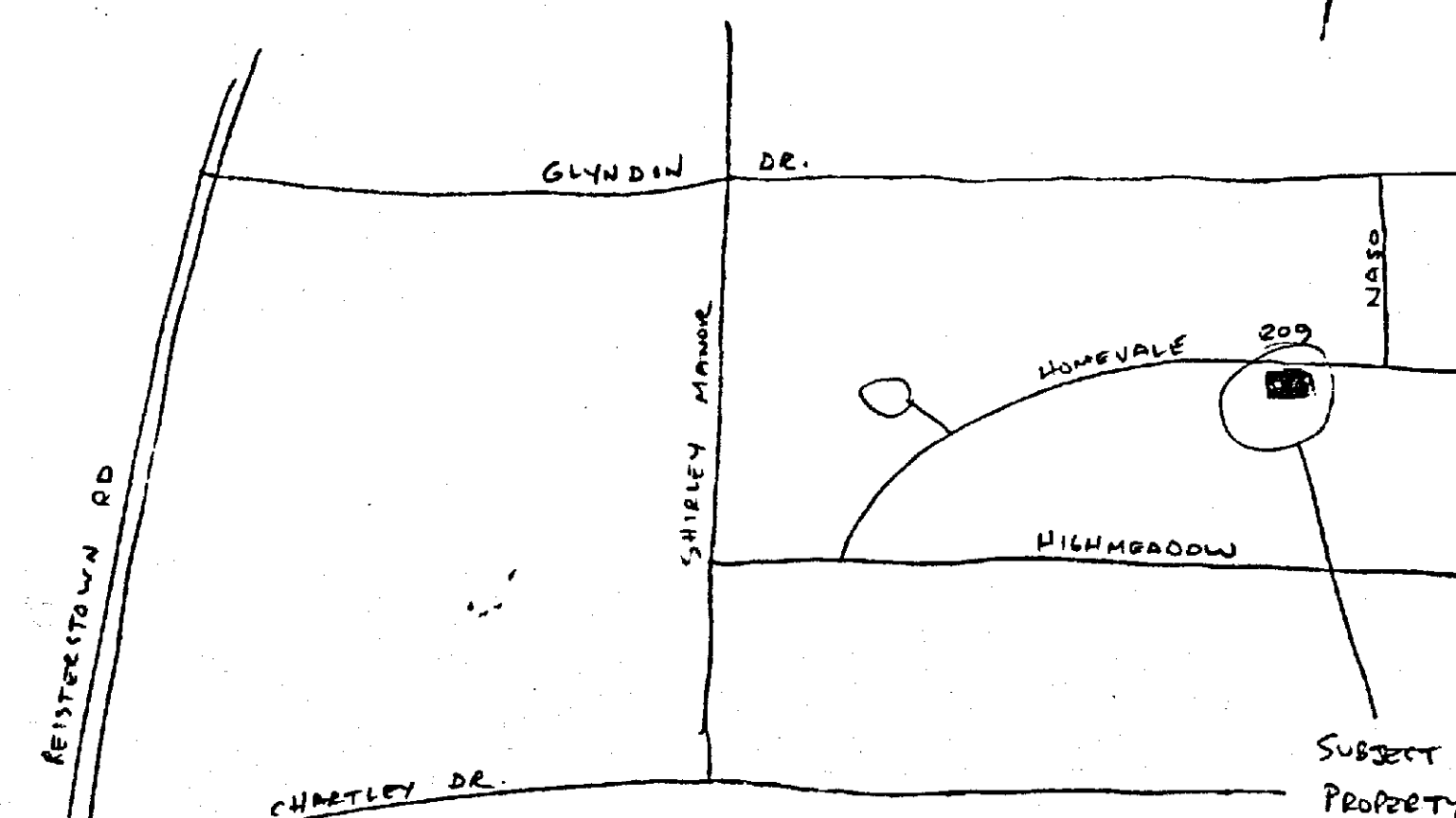
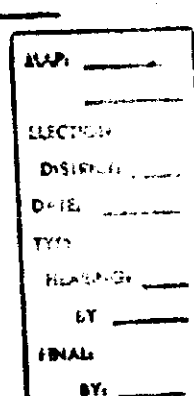
TO: Arnold Jablon
Zoning Commissioner Date: *October 16, 1984*
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition Nos. 85-105-A, 85-106-SpH, 85-107-A, 85-108-X, 85-109-A,
SUBJECT: 85-114-A, 85-115-A, 85-118-A, 85-119-A, 85-120-A, and 85-121-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

VICINITY MAP



#54

NOT TO SCALE

RE: PETITION FOR VARIANCE
S/S of Homevale Rd., 100'
W of the Centerline of Naso
Rd. (209 Homevale Rd.),
4th District
HUGH W. HETZER, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-119-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Hugh W. Hetzer, 209 Homevale Rd., Reisterstown, MD 21136, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

October 4, 1984

Mr. and Mrs. Hugh W. Hetzer
209 Homevale Road
Reisterstown, Maryland 21136

NOTICE OF HEARING
RE: Petition for Variance
S/S Homevale Rd., 100' W of
c/l of Naso Road (209 Homevale Road)
Hugh W. Hetzer, et ux - Petitioners
Case No. 85-119-A

TIME: 9:45 A.M.

DATE: Wednesday, November 7, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *4th*
Date of Posting: *10/16/84*
Posted for: *Variance to permit a side yard setback of 4' in lieu of 7 1/2'*
Petitioner: *Hugh W. Hetzer, et ux*
Location of property: *S/S of Homevale Rd., 100' W of Naso Rd.*
209 Homevale Rd., 21136
Location of Sign: *Sign on Homevale Rd., on property of Petitioner*
Approx. 8' from top of way & 10' from rear lot line
Remarks: _____
Posted by: *M.H. Jung* Date of return: *10/26/84*
Number of Signs: *1*

85-119-A
MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
Westminster, Md., Oct. 18, 1984
THIS IS TO CERTIFY that the annexed Request No. 163376... E.O. #59197
published for one (1) ~~business~~ *calendar* days previous
18th day of *October*, 1984, in the
☐ Carroll County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
☐ South Carroll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
☒ Community Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland.
D.M. MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.
James H. Taylor

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 18, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. appearing on October 18, 1984.

THE JEFFERSONIAN,
JB Kentish
 Publisher

Cost of Advertising 20.00



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 414-3353

ARNOLD JABLON
 ZONING COMMISSIONER

October 25, 1984

Mr. and Mrs. Hugh W. Hetzer
 209 Homevale Road
 Reisterstown, Maryland 21136

RE: Petition for Variance
 S/S Homevale Road, 100' W of
 c/l Naso Rd. (209 Homevale Road)
 Hugh W. Hetzer, et ux - Petitioners
 Case no. 85-119-A

Dear Mr. and Mrs. Hetzer:

This is to advise you that \$49.30 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 135839

DATE *Nov. 7, 1984* ACCOUNT *R-61-615-600*

AMOUNT *49.30*

RECEIVED *Nov. 7, 1984*
 FROM *Mr. & Mrs. H. W. Hetzer*
 FOR *100' S/S Homevale Rd. 100' W of c/l Naso Rd. 209 Homevale Rd. 85-119-A*

6 0370*****493028 2074F

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning at a point 100 feet to the west of the centerline of Naso Road on the south side of Homevale Road, as recorded in the Land Records of Baltimore County in Plat Book WJR 26, Folio 145, Lot 47, Block J, Plat of Chartley. Also known as 209 Homevale Road in the 4th Election District.

PETITION FOR VARIANCE 4th Election District

LOCATION: South side of Homevale Road, 100 feet West of the centerline of Naso Road (209 Homevale Road)

DATE AND TIME: Wednesday, November 7, 1984 at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

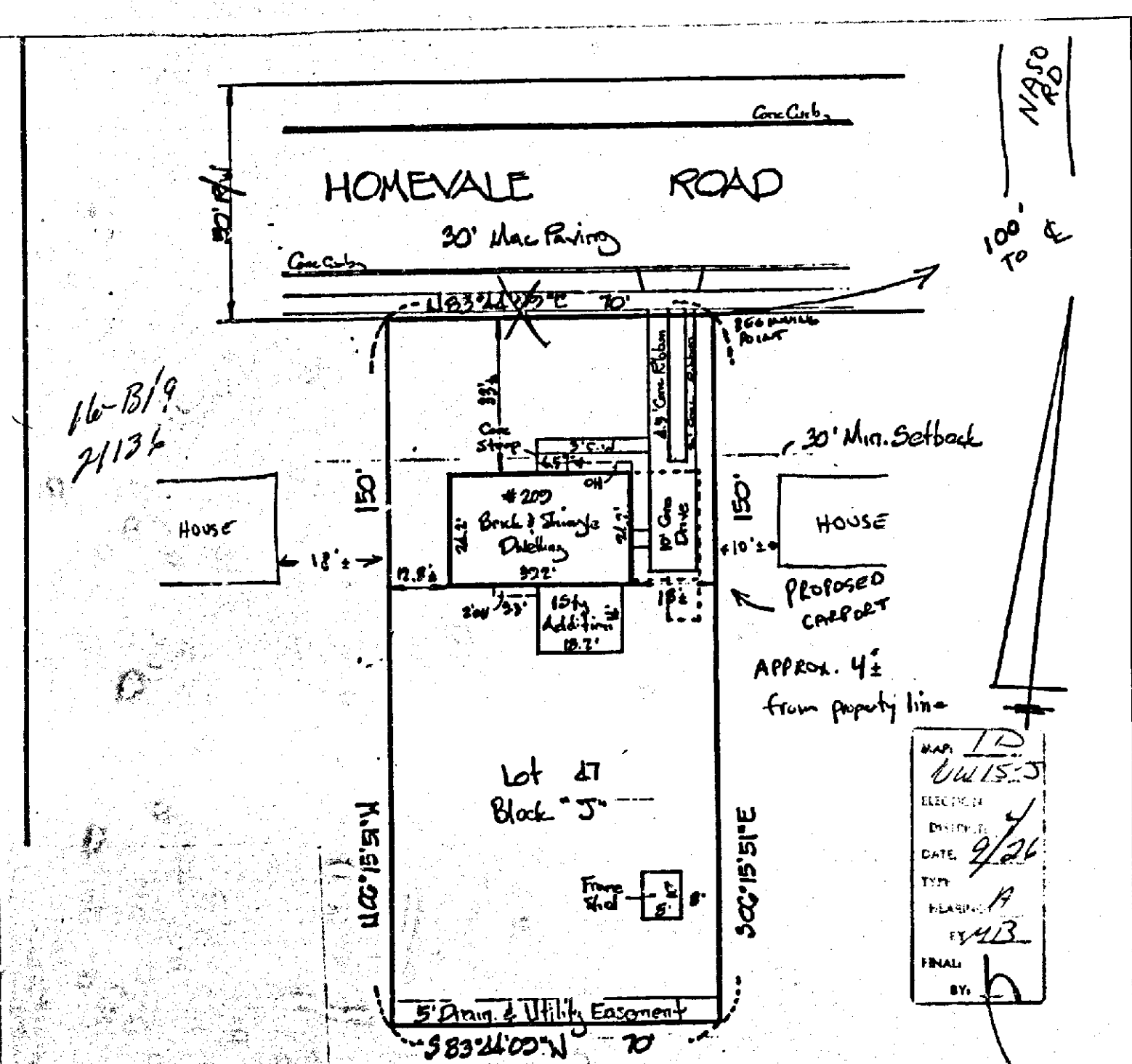
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 4 feet in lieu of the required 7 1/2 feet.

Being the property of Hugh W. Hetzer, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



PLAT FOR ZONING VARIANCE
 YOUNG - HUGH & SHIRLEY HETZER
 DISTRICT - 4th DR. S.S.
 SUBDIVISION - CHARTLEY
 LOT 47 - Block J - CHARTLEY PLAT BOOK WJR 26, FOLIO 145
 SCALE 1"=30' 11/25/84